

# Weare Open Space Committee

## Minutes September 26, 2006

### +++++FINAL+++++

In attendance were: Sherry Burdick, Steve Najjar, George Malette, Mike Boyko, John Ciampi, Pat Myers, and Andrea Alderman (with Allyson).

Steve called the meeting to order at 7:10 PM.

**Minutes of 8-22-06:** Oliphant Property Update – 9<sup>th</sup> line up from bottom of section, replace “Executive Director for Land Trusts”, to “Executive Director for Land Protection”; same topic, 6<sup>th</sup> line up from bottom of section, replace the word “expedient” with the word “proper”. On page 2, under “Non Public Session”, 2<sup>nd</sup> line from head of topic, change “RSA 91-A, IID” to “91 A-3 IIE”. On page 3, in the Eastman Update, 6<sup>th</sup> line down from top, remove the ? symbol, and replace with the name Tom Carr. Following review of last months minutes, Andrea made motion to accept the minutes as amended, and George 2<sup>nd</sup>. All voted in favor of adoption, with the exception of Pat Myers, who abstained. The motion carried, and the minutes of 8-22-06 are now official.

**Oliphant Property Update** – Mike gave an overview of the recent status of the Oliphant Land Project, and his account follows: at the last OSC meeting, it was not known how the 8-22-06 meeting of the PWA would render out, and if that organization would secure a loan for Henry Tiffany for \$80,000.00. Based on Mike’s conversation with Margaret Watkins, that scenario is unlikely. At the PWA meeting held last month, their decision on the \$80,000.00 was noncommittal. The end result of that meeting was to try and determine what would transpire after Tom Oliphant’s neighbors were approached. At this point in Mike’s review of the latest developments, Mike reviewed his e-mail correspondence and stated the bottom line is that Paul Doscher has agreed to meet with Tom’s neighbors, who are primarily Peggy Toll and Bill Tiffany. On 9-21-06 Paul corresponded with Henry Tiffany stating he still was not able to speak with Bill and Peggy, mainly because of his being out of town. Paul also relayed to Henry that more cash is needed to be raised upfront, and if that were to happen, PWA would be comfortable for the remainder. Mike speculated that Paul has not, to date, met with either Peggy or Bill, since only 5 days have passed when Mike last had contact with Paul. Mike summarized that the ball is still with Paul and the neighbors, and the pursuance of this matter hinges on the outcome of Paul’s emissary work. Mike wondered what avenue the OSC should follow at this juncture in making a monetary offer. Mike also underscored that Tom is quite distressed about the slow moving momentum of this campaign. However, Mike continued, from the position of the OSC, it is proceeding as expediently as possible since its previous offer is still tabled. At this point in time, Mike explained that our position, because of prevailing circumstances, remain reactionary. Tom reviewed the historical background of Henry Tiffany’s offer in which Mr. Tiffany, initially, agreed to bridge the gap between Tom’s asking price and what the Town was willing to pay, which was \$80,000.00. The previous reality was that Henry did not

feel as comfortable approaching the neighbors, and as an added setback, Henry is now only willing to pledge \$10,000.00. Mike stated that adding to Tom's frustrations is that the deadline to produce the remaining cash was July 23 of this year. At this time in the discussion, Mike solicited suggestions pertaining to moving this issue along more expediently. Mike suggested assisting Paul in negotiating with the neighbors. On another note, Tom hinted to Mike that he is considering installing a windmill on the property propositionally up for sale. Steve cautioned that if this were to occur, it would necessitate revaluation and reappraisal, undercutting any headway thus far gained. Mike suggested negating this proposal if it resurfaces.

**Non Public Session** - At this phase of the discussion, Steve suggested the meeting proceed into non public session. Andrea made motion to enter into non public session pursuant to **RSA 91 A:3IIId** for the express purpose of discussing dollar figures pertinent to the Oliphant Land Issue. George 2<sup>nd</sup>, the vote was unanimously in favor, and the meeting enters into non public session @ 7:23 PM. The transcript of this non public session will be turned over to the Land Use Coordinator, Naomi Bolton.

**Resumption of the Regular WOSC Meeting** – As a wrap up, Mike stated he would contact Paul Doscher in order to ascertain whatever information he garnered from discussion with Tom's neighbors, and then he will make contact with Tom to reassure him the OSC is still interested in his property and is currently engaged in drawing up a P&SA and moving the process forward.

**Contact Letter** – Steve informed the Committee that he made several changes to the OSC's Landowner Property Contact Letter, and he also stated that the property owner data needs updating. He also suggested publishing the contact letter in the local media to which Pat concurred that is a great idea since a certain number of landowners do not live in the area and this would maximize landowner coverage. Discussion next focused on deciding the most propitious way of contacting the landowners and updating the property list, and it was agreed that Judy Rogers in assessment could be of great assistance. The Committee also felt that Naomi Bolton could be of help by writing up and sending out the letters. Concerning the changes to the contact letter, is the addition of the wording "or selling development rights" in the first paragraph. Mike indicated the letter looks good to him, and added that he feels specific wording won't matter much- it's the interest of the landowner that carries more weight. Mike also suggested targeting landowners with less than 50 acres, and then when on to make a motion to accept the letter as written, and John 2<sup>nd</sup>. All voted in favor and the motion carries.

Discussion next focused on a target audience. Steve made note that most parcels of land 50 acres and more are already subdivided. George suggested targeting landowners with as little as 20 acres in hope of connecting the smaller parcels into greenways. After some discussion, the Committee settled toward accepting 20 acres as its target. Andrea proposed that a representative of the OSC ask Judy Rogers to put together a query of all properties =/ > 20 acres. Steve submitted the OSC go before the Conservation Commission asking approval to have paid Town employees put together a query and send out the letters. Pat reminded the Committee to be wary of funds for postage and copies.

**Other Lands for Sale** - Steve mentioned there is a 40 acre parcel up for sale for \$120,000.00 advertised in a real estate newsletter. Steve made contact with the owner, and they promised to call back with an offer. Steve also noted there is another parcel up for grabs of 60 acres and located on a pond, which Steve noted, would have high conservation value. So that it could be determined its conservation value, Steve mentioned, the Committee members would, at some point in time, need to walk the properties of interest and document its assets. Steve continued to relate that there are other properties he is aware of, but unfortunately, beyond the scope of the Town's budget. The Committee agreed to go ahead and call several realtors inquiring further information concerning potential conservation lands.

**Funding** – Steve informed the Committee members two things were learned recently pertaining to funding: 1). funding was more successful when there was a project associated with it; 2). when asking the Town for funding, timing is important in reference to any town projects either currently in progress or planned for the near future because of the tax rate impact.

Recorded as a True Record,

John Ciampi  
WOSC Recording Secretary

cc: BOS  
Tina Pelletier  
WOSC Files  
Naomi Bolton, LUC